

CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BRG
1	5°58'08"	226.00	23.54	23.53	S 39°57'26"E
2	45°00'00"	174.00	136.66	133.17	S 20°26'30"E
3	51°59'10"	237.60	215.58	208.26	S 82°58'37"W
4	34°48'20"	268.00	162.80	160.31	N 74°23'12"E
5	4°59'48"	303.60	26.48	26.47	S 85°32'00"E
6	38°38'55"	261.00	176.06	172.74	S 72°44'02"W
7	38°38'55"	301.00	203.04	199.21	N 72°44'02"E

WEST OAKS CONDOMINIUMS

A PORTION OF PARCEL 5, PARTITION PLAT NO. 2000-32
 NW1/4 SECTION 5, T.12S., R.5W., W.M.
 CITY OF CORVALLIS
 BENTON COUNTY, OREGON
 SURVEYED MARCH 2, 2005

otak
 incorporated
 surveyors
 engineers
 planners
 17355 S.W. BOONES FERRY ROAD
 LAKE OSWEGO, OREGON 97035
 (503)635-3618 FAX (503)635-5395

SCALE: 1"=40'

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TRACT 'Z'
 "GRAND OAKS SUMMIT NO. 7"

SURVEYOR'S BUILDING CERTIFICATE

I, GARY E. PAUL, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "WEST OAKS CONDOMINIUMS" FULLY AND ACCURATELY DEPICTS THE BOUNDARIES OF THE UNITS AND OF THE BUILDINGS, AND THAT CONSTRUCTION OF THE UNITS AND BUILDINGS, AS DEPICTED ON SAID PLAT, HAS BEEN COMPLETED.

DATED THIS 13TH DAY OF JUNE, 2005.

Gary E. Paul
 GARY E. PAUL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2698

REMAINDER OF PARCEL 5
 PARTITION PLAT NO. 2000-32

PORTION OF 15' PUBLIC
 SANITARY SEWER EASEMENT
 DOC. NO. 2005-381306

DETAIL
 NOT TO SCALE

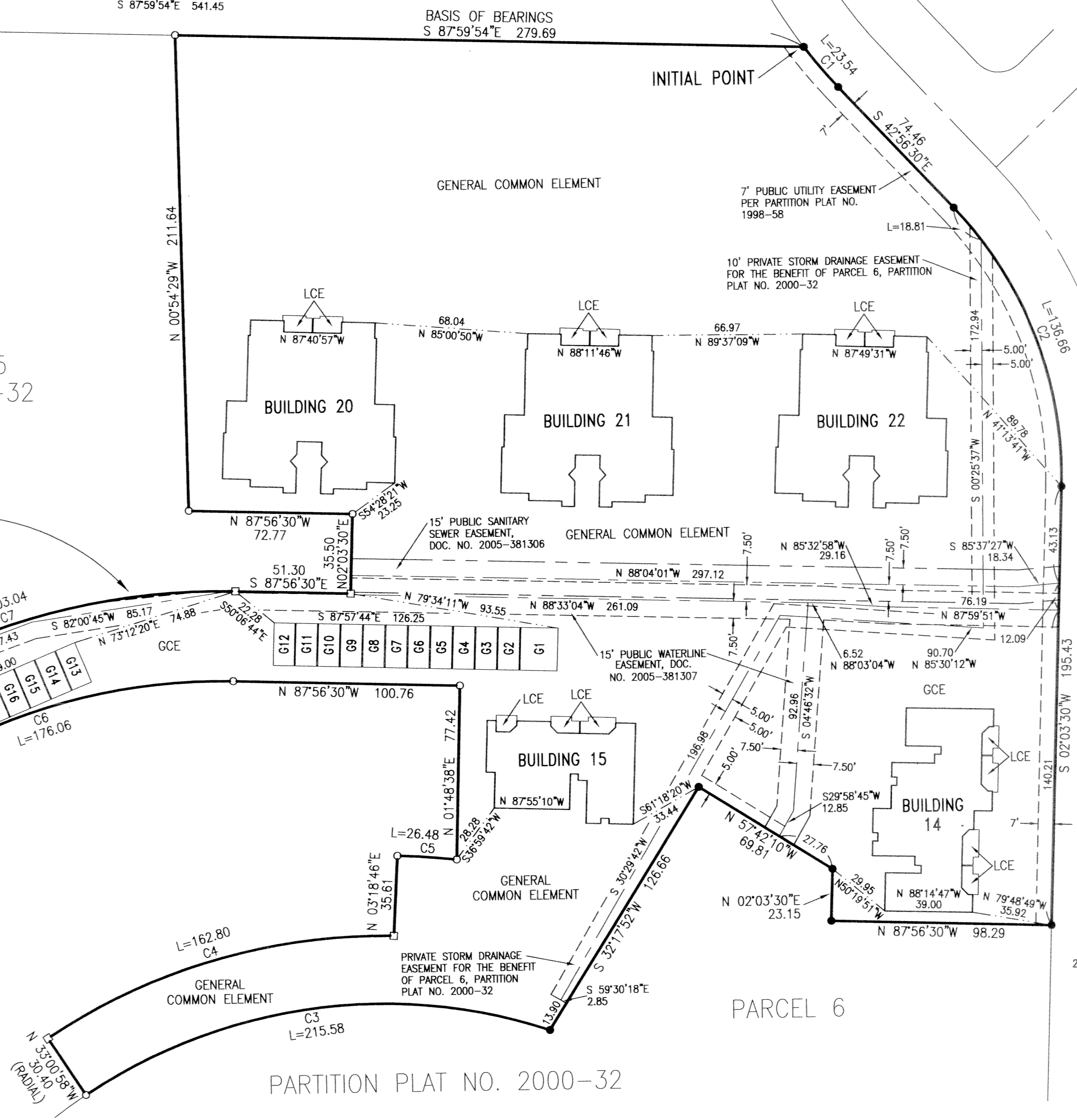
15' PUBLIC WATERLINE
 EASEMENT, DOC.
 NO. 2005-381307

LEGEND

- DENOTES 5/8" IRON ROD WITH YELLOW, PLASTIC CAP INSCRIBED "OTAK INC." FOUND.
- DENOTES 5/8" x 30" IRON ROD WITH YELLOW, PLASTIC CAP INSCRIBED "OTAK INC." SET.
- DENOTES 5/8" x 30" IRON ROD WITH 2" ALUMINUM CAP INSCRIBED "OTAK INC." SET.
- GCE DENOTES GENERAL COMMON ELEMENT
- LCE DENOTES LIMITED COMMON ELEMENT
- G# DENOTES GARAGE UNIT NUMBER
- DOC. NO. DENOTES DOCUMENT NUMBER, BENTON COUNTY DEED RECORDS

PARCEL 6

PARTITION PLAT NO. 2000-32



"GRAND OAKS
 SUMMIT NO. 4"

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Gary E. Paul
 OREGON
 JANUARY 17, 1995
 GARY E. PAUL
 2698
 RENEWAL 12/31/2006
 THIS IS AN EXACT COPY OF THE
 ORIGINAL PLAT OF "WEST OAKS
 CONDOMINIUMS".
Gary E. Paul
 P.L.S. NO. 2698

WEST OAKS CONDOMINIUMS

A PORTION OF PARCEL 5, PARTITION PLAT NO. 2000-32

NW1/4 SECTION 5, T.12S., R.5W., W.M.

CITY OF CORVALLIS
BENTON COUNTY, OREGON

SURVEYED MARCH 2, 2005

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(503)635-3618 FAX (503)635-5395

UNIT NUMBERS

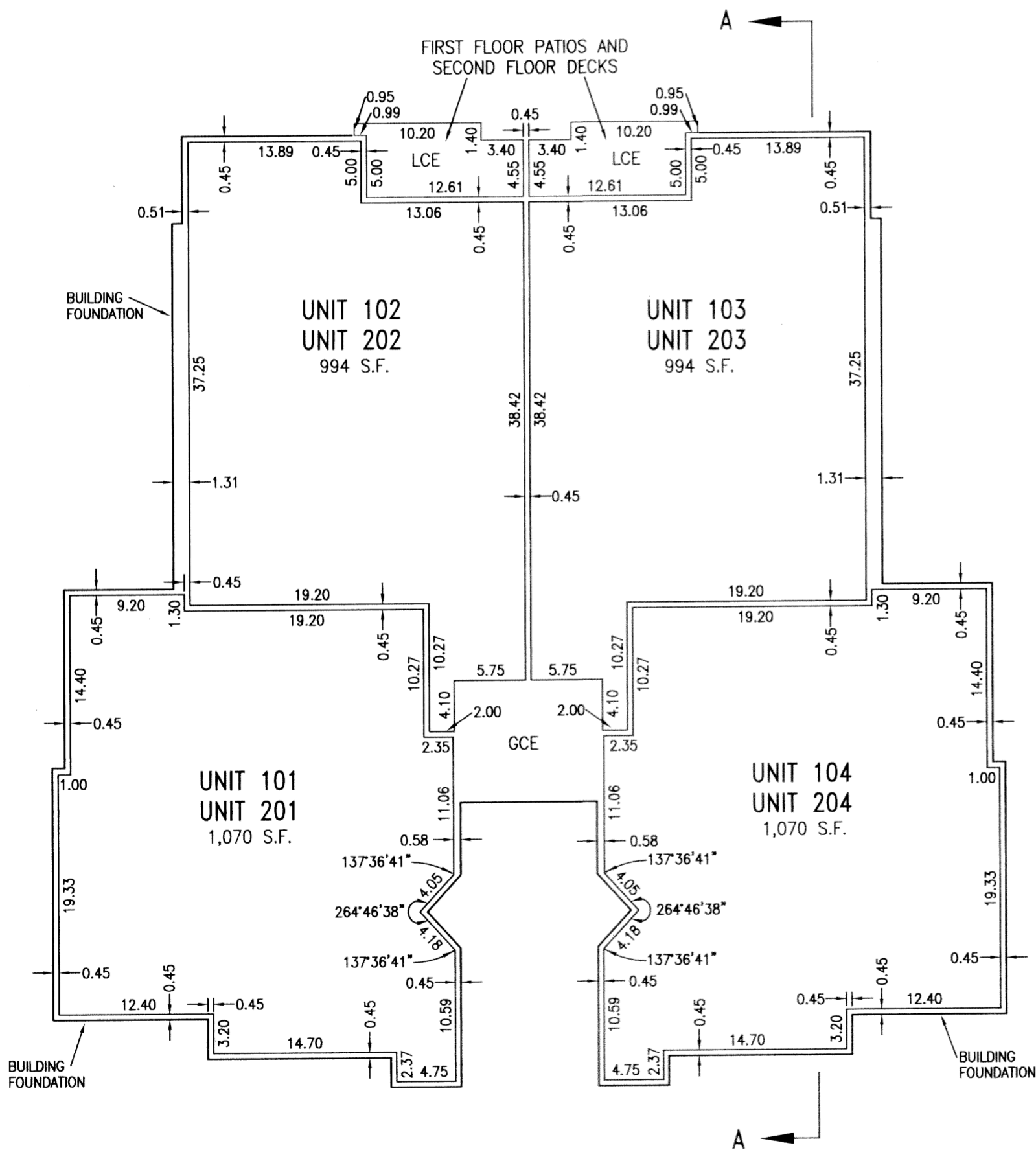
UNIT TYPE	BUILDINGS		
	20	21	22
UNIT 102	G-102	H-102	I-102
UNIT 104	G-104	H-104	I-104
UNIT 101	G-101	H-101	I-101
UNIT 103	G-103	H-103	I-103
UNIT 202	G-202	H-202	I-202
UNIT 204	G-204	H-204	I-204
UNIT 201	G-201	H-201	I-201
UNIT 203	G-203	H-203	I-203
UNIT 301	G-301	H-301	I-301
UNIT 302	G-302	H-302	I-302

LEGEND

GCE DENOTES GENERAL COMMON ELEMENT
LCE DENOTES LIMITED COMMON ELEMENT

NOTE: ALL UNIT AND LIMITED COMMON ELEMENT BOUNDARIES ARE AT 90° UNLESS OTHERWISE NOTED.

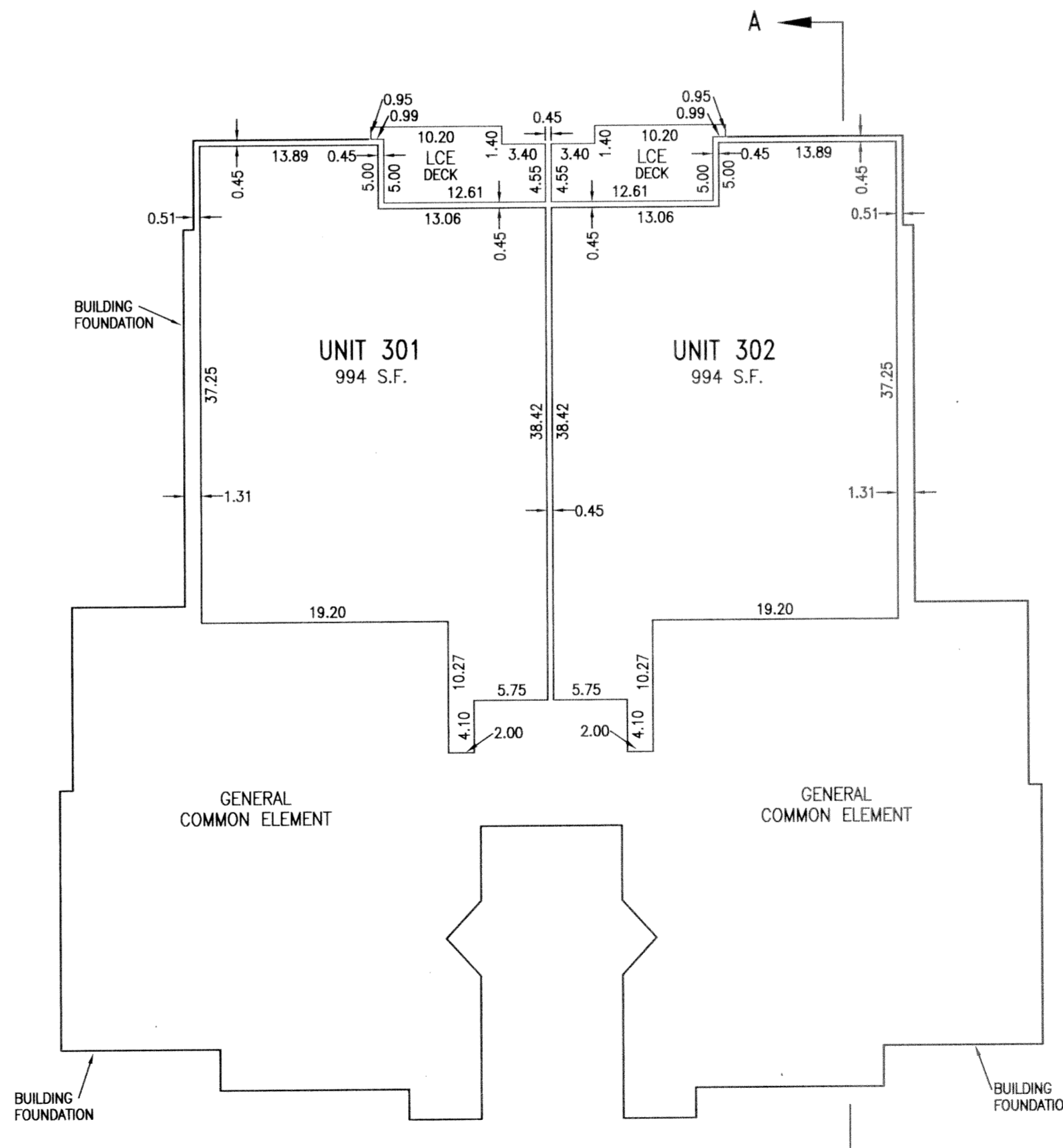
SEE SHEET 4 FOR BUILDING SECTION A-A



FIRST FLOOR AND SECOND FLOOR PLAN

BUILDINGS 20, 21 AND 22

SCALE: 1"=10'



THIRD FLOOR PLAN

BUILDINGS 20, 21 AND 22

SCALE: 1"=10'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gary E. Paul
OREGON
JANUARY 17, 1995
GARY E. PAUL
2698

RENEWAL 12/31/2006

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P.L.S. NO. 2698

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 BENTON COUNTY, OREGON
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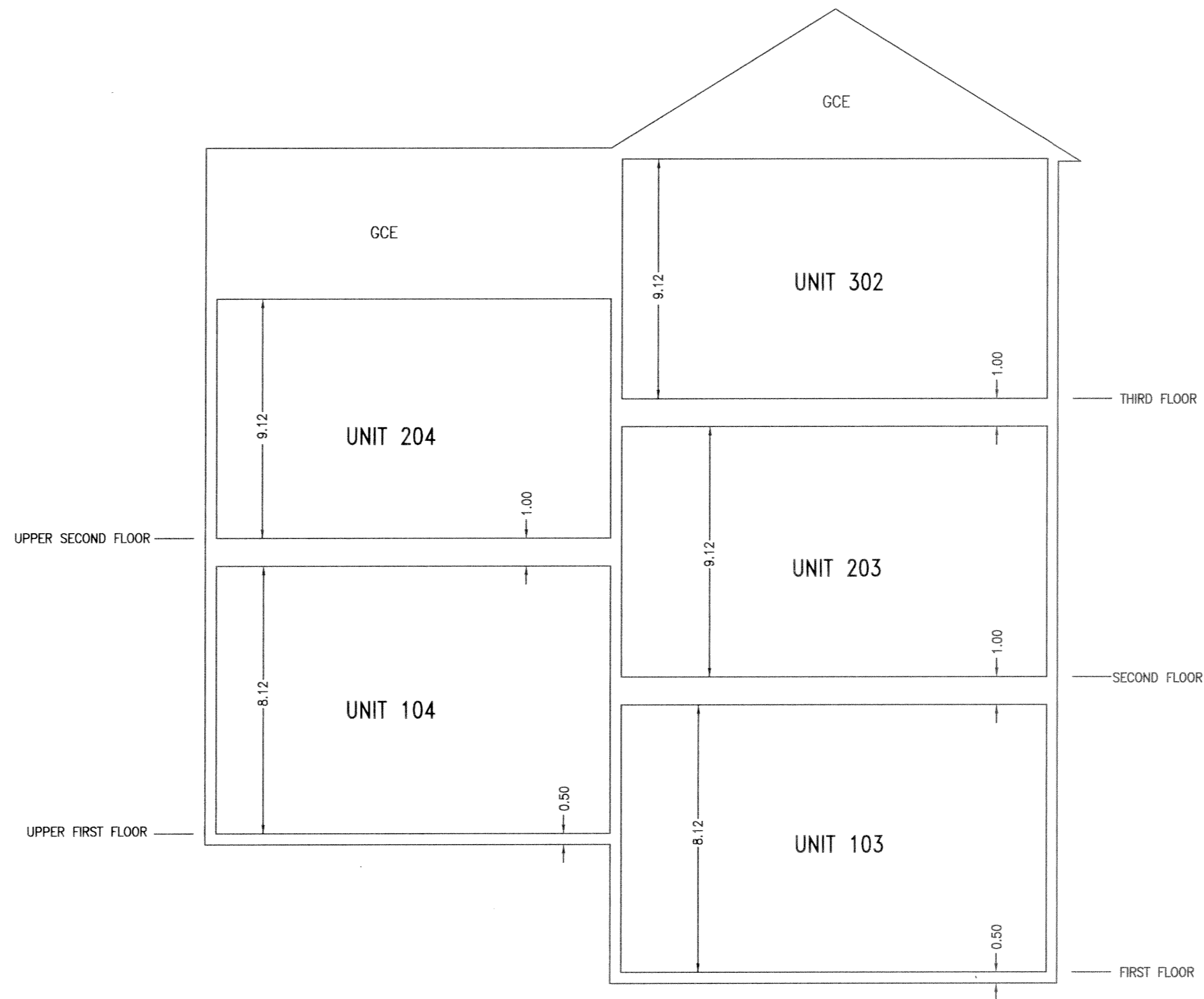
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LEGEND
 GCE DENOTES GENERAL COMMON ELEMENT

UNIT ELEVATIONS

	BUILDINGS		
	20	21	22
THIRD FLOOR	399.80	401.46	398.42
UPPER SECOND FLOOR	389.68	391.34	392.30
SECOND FLOOR	385.68	387.34	388.30
UPPER FIRST FLOOR	380.56	382.22	383.18
FIRST FLOOR	376.56	378.22	379.18

NOTE: BASIS OF ELEVATIONS : NGS BENCH V 714 (PID QE1575),
 A STAINLESS STEEL ROD IN A MONUMENT BOX AT THE
 SOUTHEAST CORNER OF HIGHWAY 20 AND 53RD STREET
 INTERSECTION.
 ELEVATION = 254.35', NAVD 88 DATUM.



BUILDING SECTION A-A
 BUILDINGS 20, 21 AND 22
 NOT TO SCALE

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Gary E. Paul
 OREGON
 JANUARY 17, 1895
 GARY E. PAUL
 2698

RENEWAL 12/31/2006

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NW1/4 SECTION 5, T.12S., R.5W., W.M.

CITY OF CORVALLIS
BENTON COUNTY, OREGON

SURVEYED MARCH 2, 2005

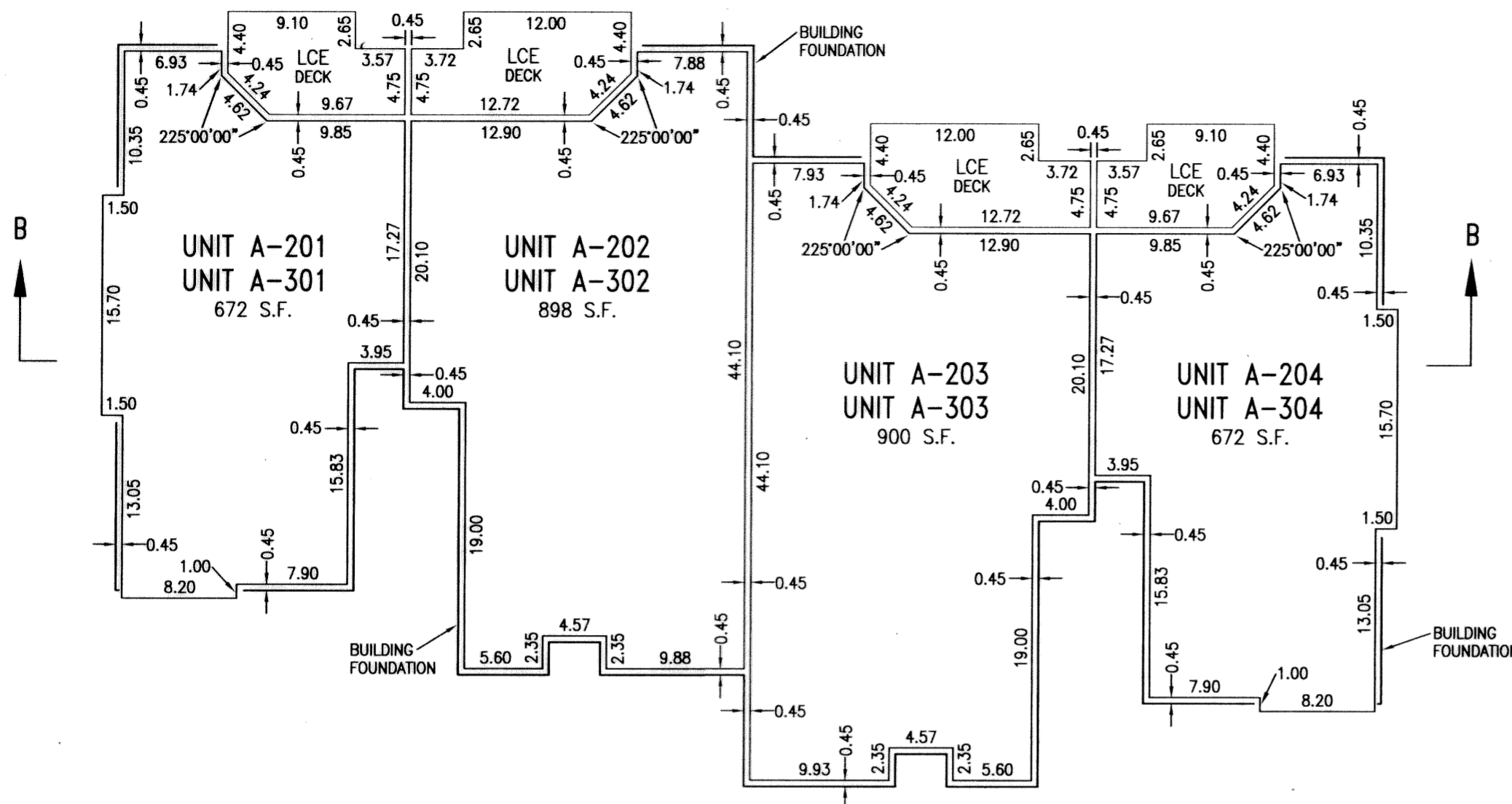


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LEGEND

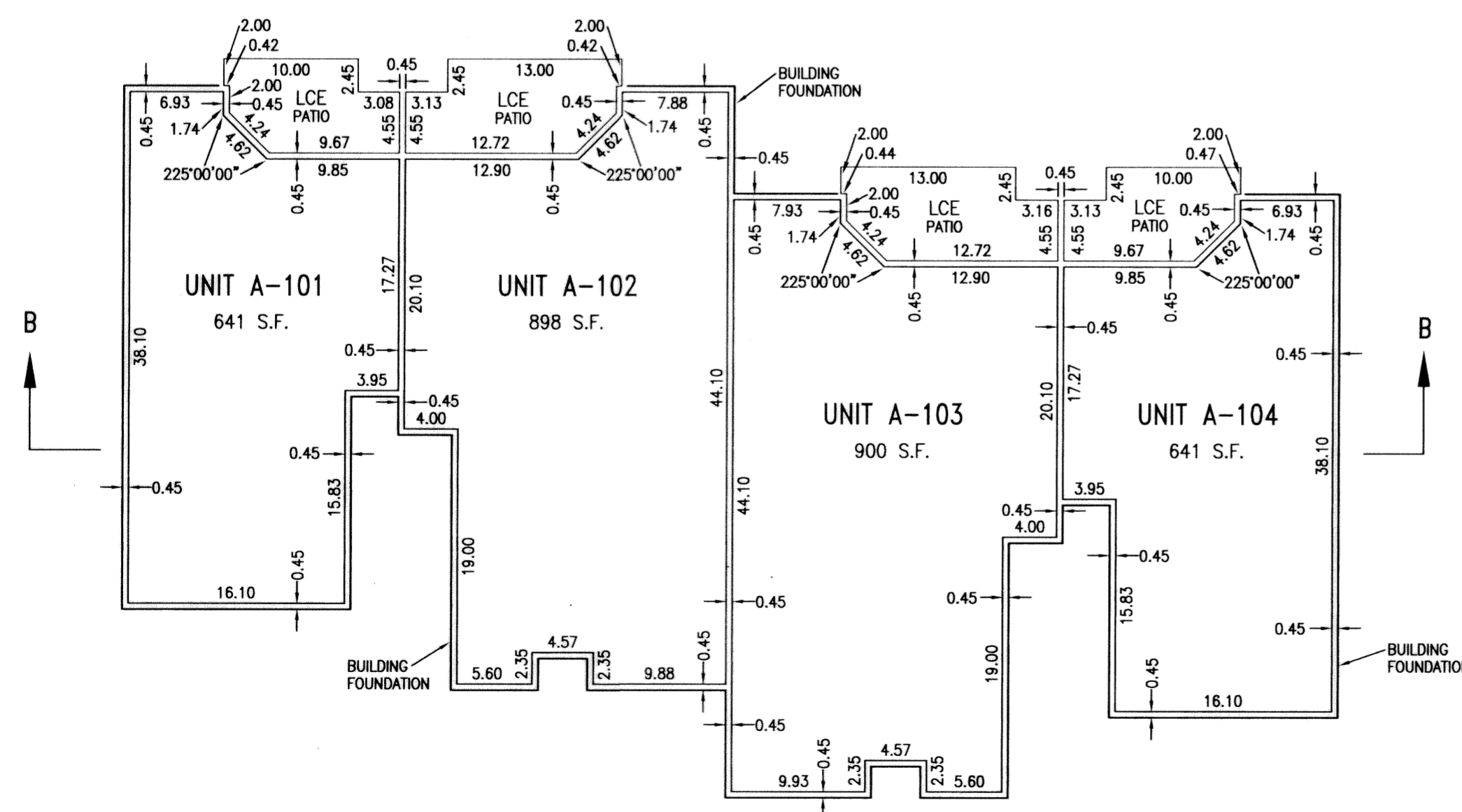
- GCE DENOTES GENERAL COMMON ELEMENT
- LCE DENOTES LIMITED COMMON ELEMENT

NOTE: ALL UNIT AND LIMITED COMMON ELEMENT BOUNDARIES ARE AT 90° UNLESS OTHERWISE NOTED.



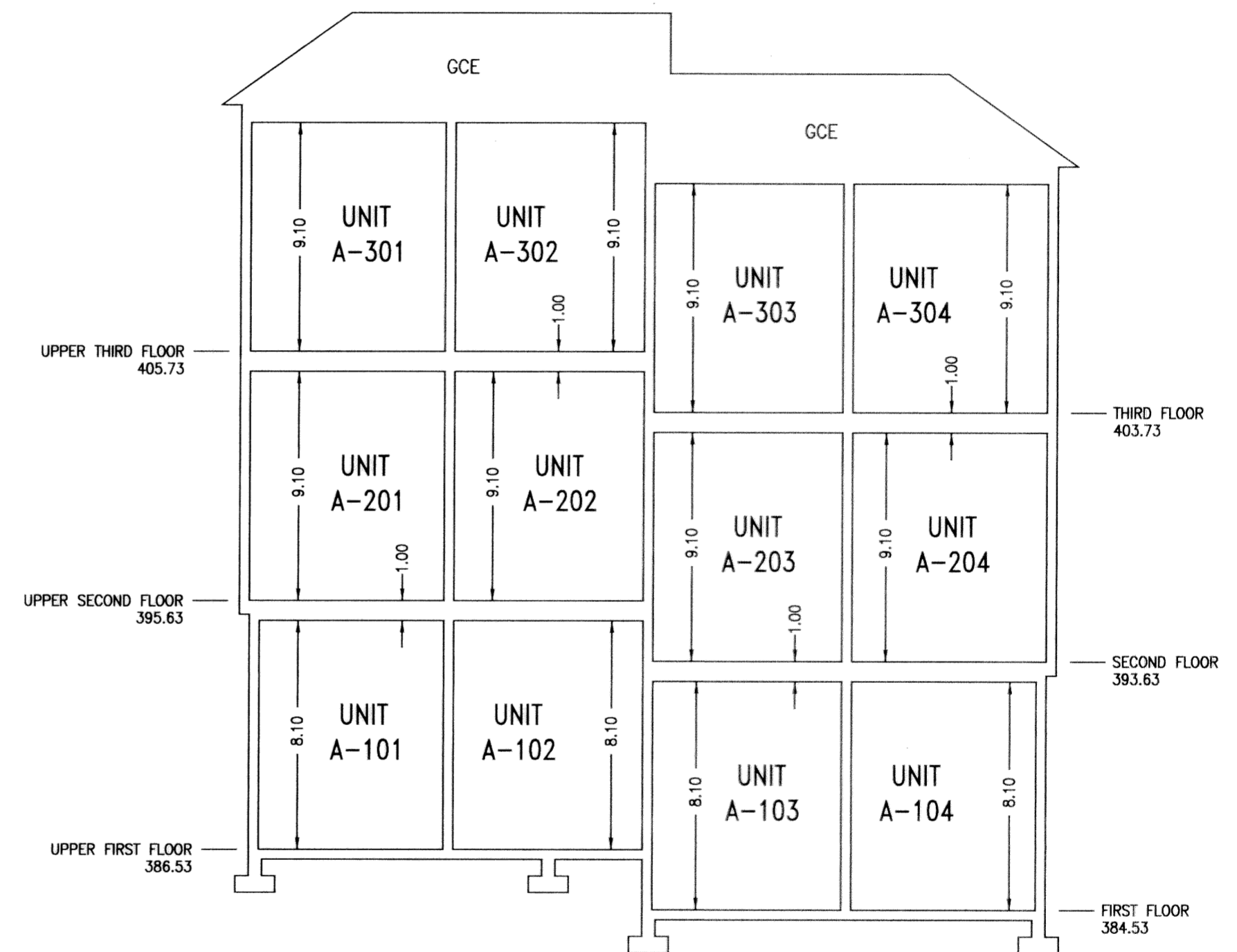
SECOND FLOOR AND THIRD FLOOR PLAN

BUILDING 14
SCALE: 1"=10'



FIRST FLOOR PLAN

BUILDING 14
SCALE: 1"=10'



BUILDING SECTION B-B

BUILDING 14
NOT TO SCALE

NOTE: BASIS OF ELEVATIONS : NGS BENCH V 714 (PID QE1575), A STAINLESS STEEL ROD IN A MONUMENT BOX AT THE SOUTHEAST CORNER OF HIGHWAY 20 AND 53RD STREET INTERSECTION.
ELEVATION = 254.35', NAVD 88 DATUM.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gary E. Paul
OREGON
JANUARY 17, 1965
GARY E. PAUL
2698

RENEWAL 12/31/2006

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Gary E. Paul
P.L.S. NO. 2698

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 NW1/4 SECTION 5, T.12S., R.5W., W.M.

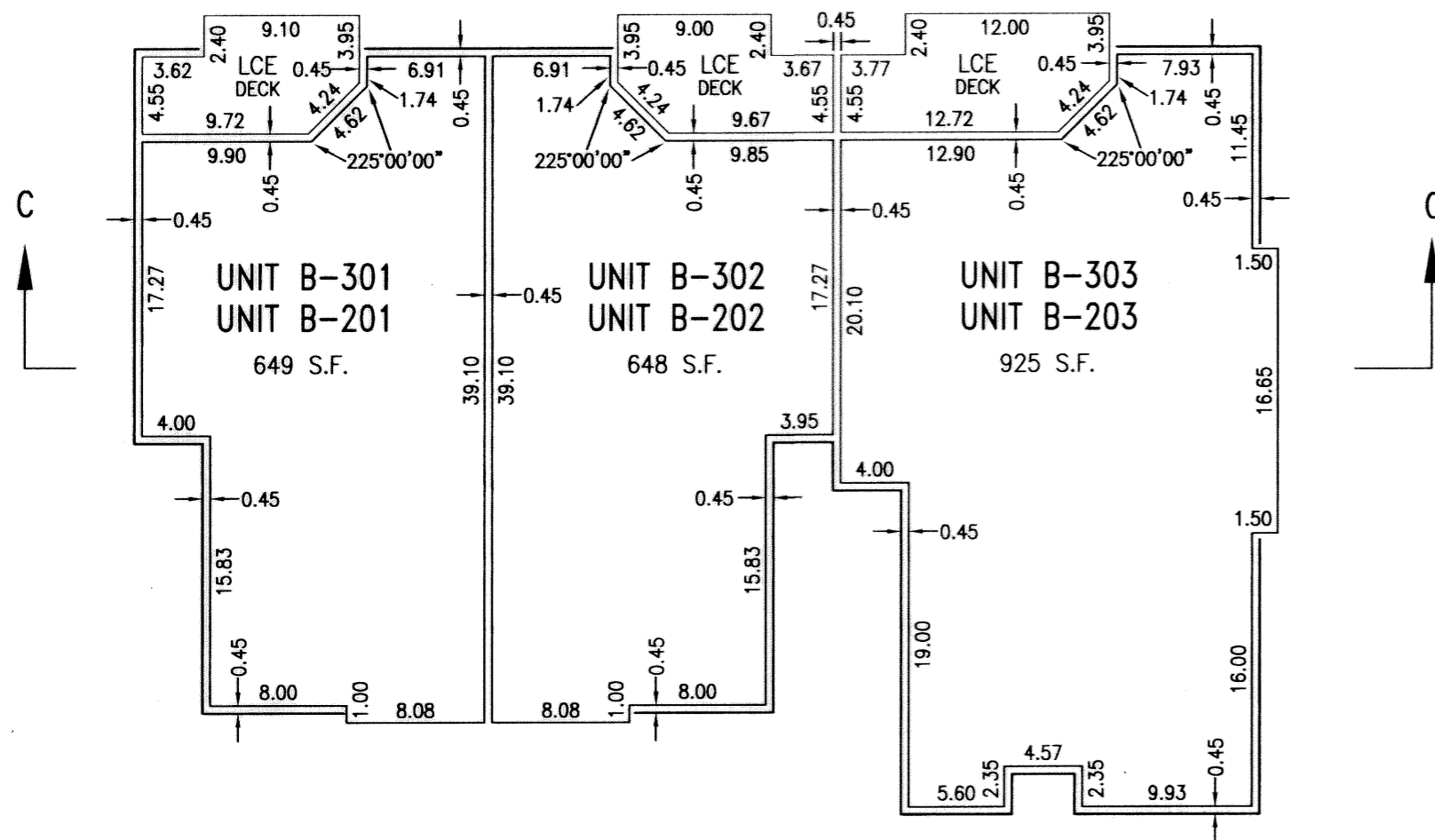
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LEGEND

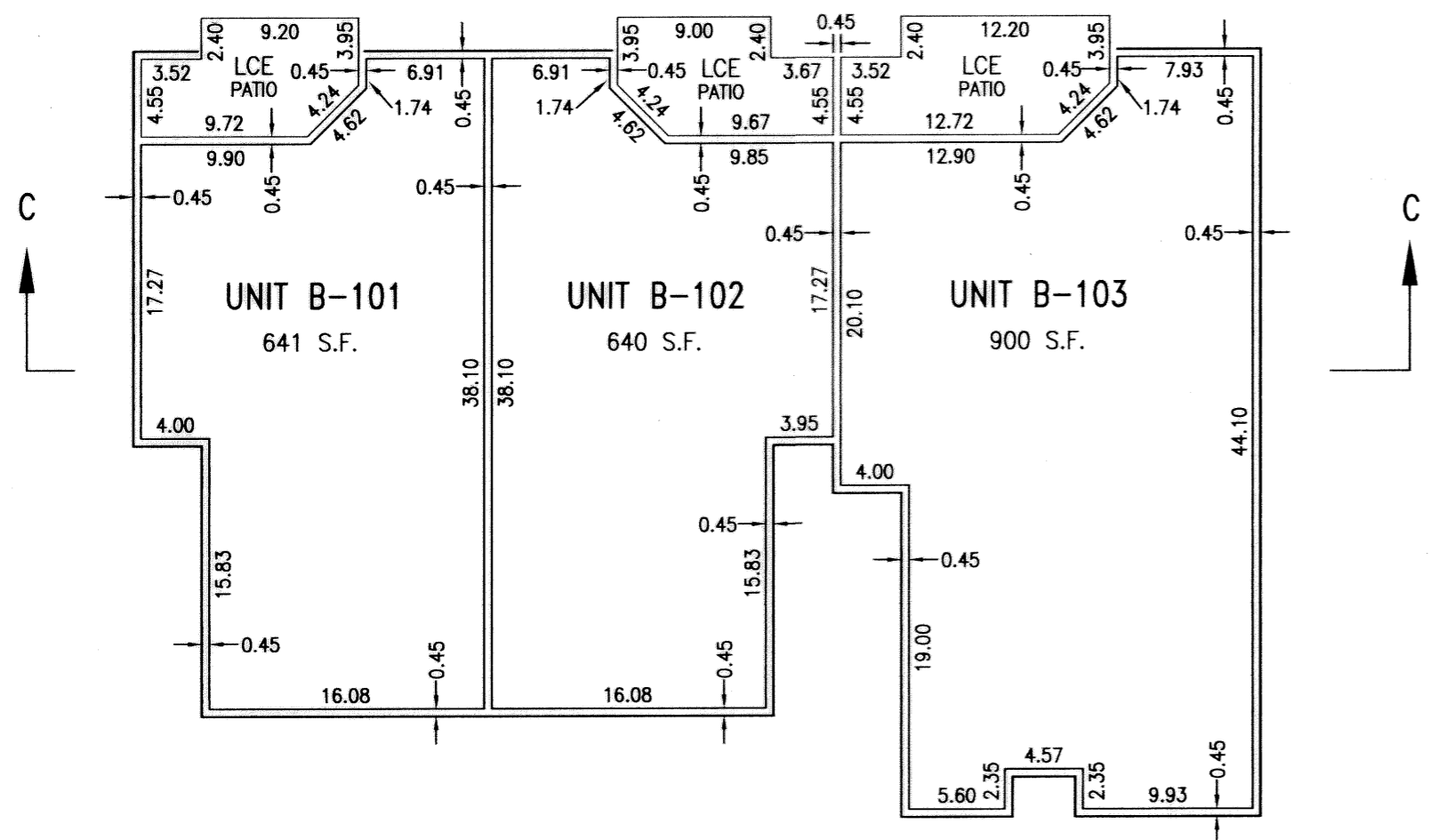
GCE DENOTES GENERAL COMMON ELEMENT
 LCE DENOTES LIMITED COMMON ELEMENT

NOTE: ALL UNIT AND LIMITED COMMON ELEMENT
 BOUNDARIES ARE AT 90° UNLESS
 OTHERWISE NOTED.



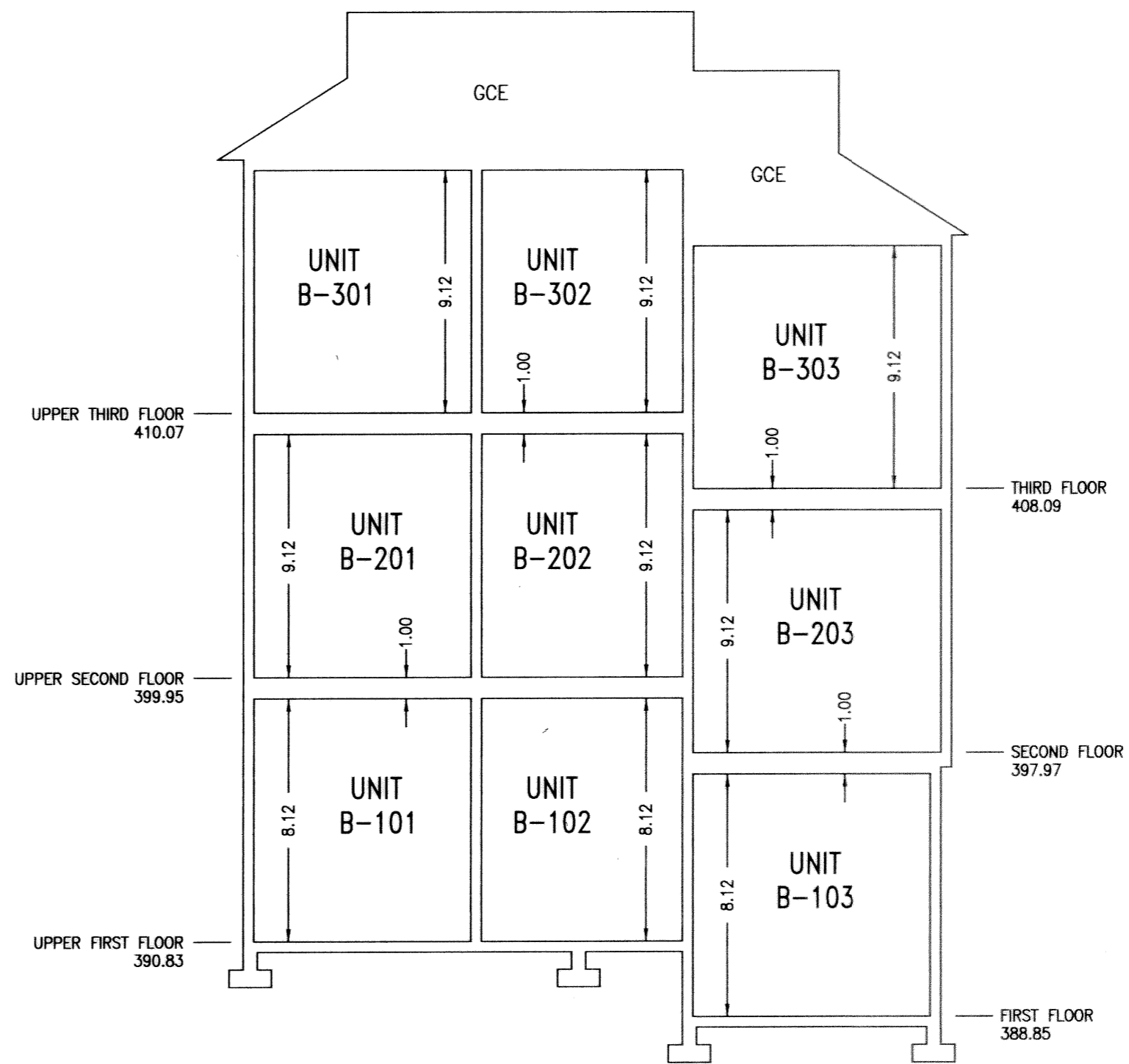
SECOND FLOOR AND THIRD FLOOR PLAN

BUILDING 15
 SCALE: 1"=10'



FIRST FLOOR PLAN

BUILDING 15
 SCALE: 1"=10'



BUILDING SECTION C-C

BUILDING 15
 NOT TO SCALE

NOTE: BASIS OF ELEVATIONS : NGS BENCH V 714 (PID QE1575),
 A STAINLESS STEEL ROD IN A MONUMENT BOX AT THE
 SOUTHEAST CORNER OF HIGHWAY 20 AND 53RD STREET
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REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Gary E. Paul
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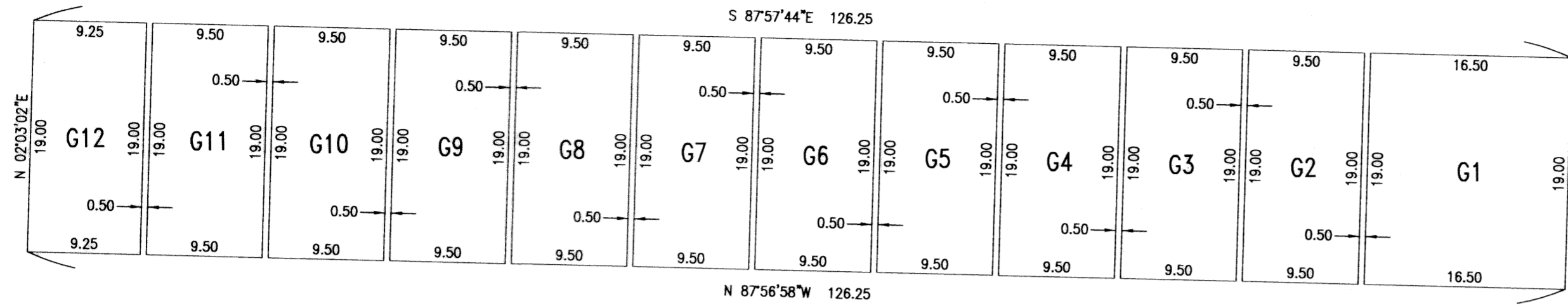
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CITY OF CORVALLIS
BENTON COUNTY, OREGON

SURVEYED MARCH 2, 2005

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GARAGE UNITS G1-G12
SCALE: 1"=10'

LEGEND

G# DENOTES GARAGE UNIT NUMBER

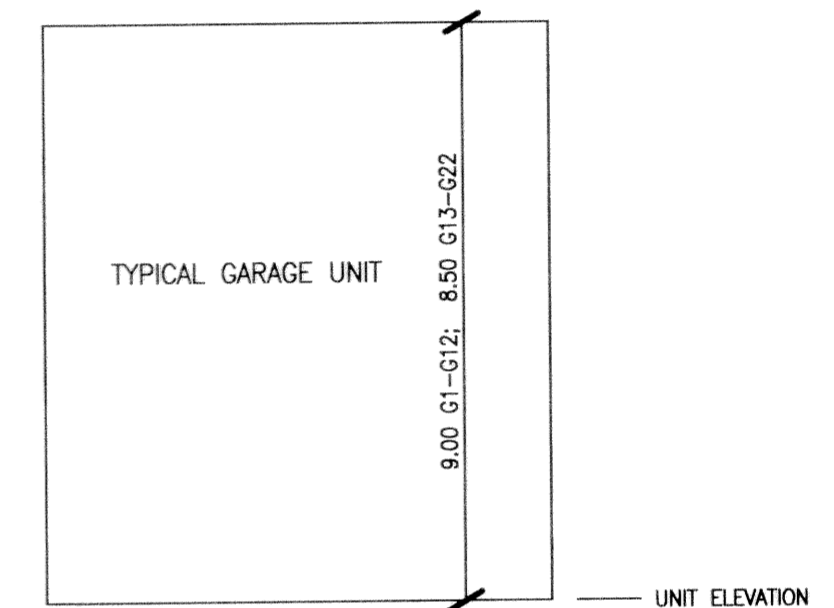
NOTE: ALL GARAGE UNIT BOUNDARIES
ARE AT 90°

GARAGE UNIT AREAS

UNIT NO.	AREA (S.F.)
G1	313
G2-G11	180
G12, G13	175
G14-G21	180
G22	175

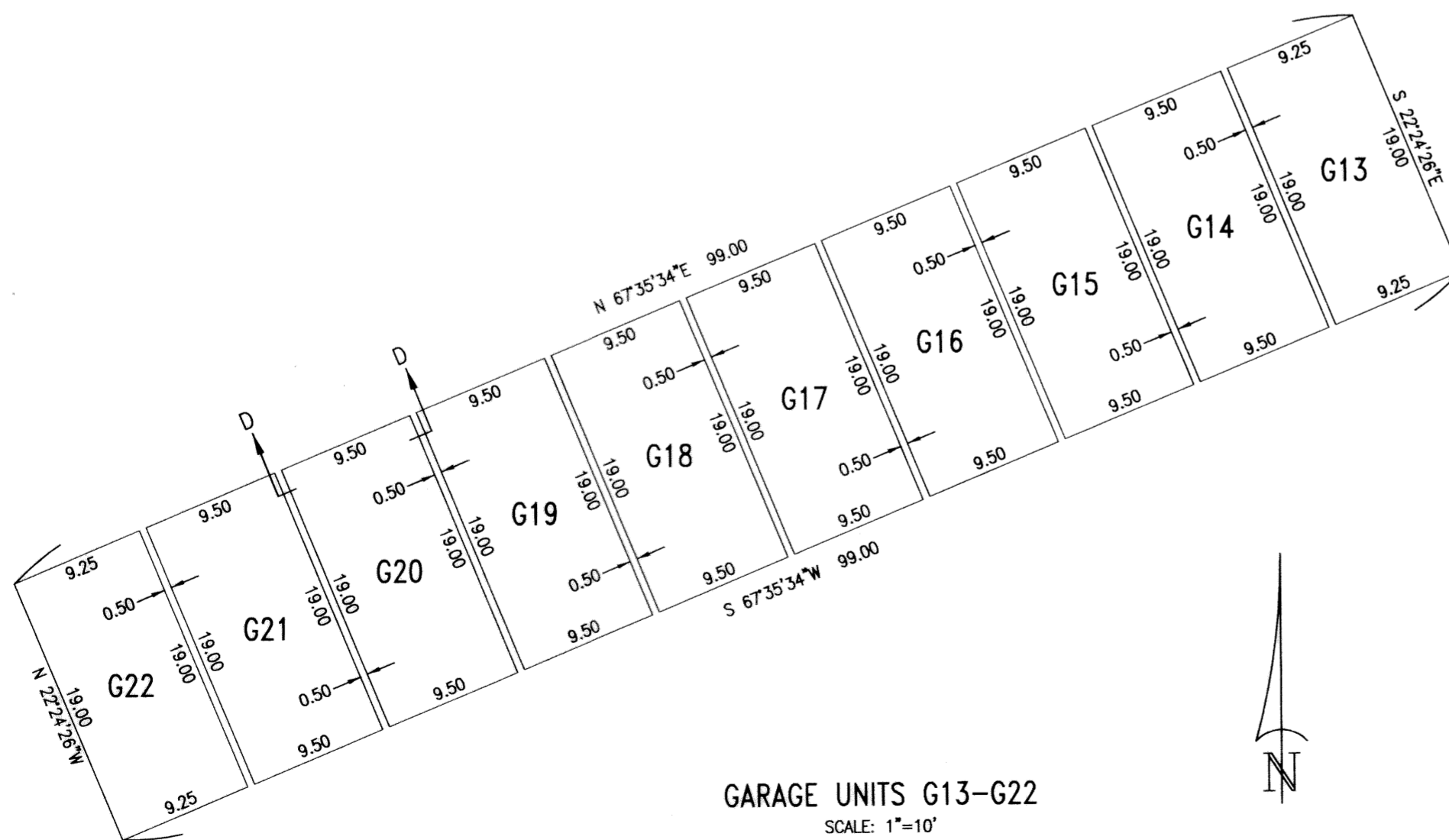
GARAGE UNIT ELEVATIONS

UNIT NO.	ELEV.
G1, G2	381.75
G3, G4	381.50
G5	381.10
G6, G7	381.15
G8	380.55
G9, G10	381.25
G11	381.65
G12	382.00
G13	386.50
G14	387.00
G15	387.50
G16	388.00
G17	388.45
G18	388.95
G19	389.50
G20	389.95
G21	390.35
G22	390.85



SECTION D-D
GARAGE UNIT SECTION
NOT TO SCALE

NOTE: BASIS OF ELEVATIONS : NGS BENCH V 714 (PID QE1575),
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GARAGE UNITS G13-G22
SCALE: 1"=10'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gary E. Paul
OREGON
JANUARY 17, 1995
GARY E. PAUL
2698

RENEWAL 12/31/2006

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CONDOMINIUMS".

Gary E. Paul
P.L.S. NO. 2698

WEST OAKS CONDOMINIUMS
 A PORTION OF PARCEL 5, PARTITION PLAT NO. 2000-32
 NW1/4 SECTION 5, T.12S., R.5W., W.M.
 CITY OF CORVALLIS
 BENTON COUNTY, OREGON
 SURVEYED MARCH 2, 2005

DECLARATION

KNOWN ALL PERSONS BY THESE PRESENTS: THAT WILLAMETTE BUILDERS GROUP AT GRAND OAKS, LLC, AN OREGON LIMITED LIABILITY COMPANY, DOES HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF "WEST OAKS CONDOMINIUMS", AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE TO BE A TRUE AND CORRECT MAP OF THE LANDS OWNED BY THEM AND LAID OUT AS A CONDOMINIUM, AND THEY DO HEREBY COMMIT SAID LAND TO THE OREGON CONDOMINIUM ACT AS LAID OUT IN CHAPTER 100 OF THE OREGON REVISED STATUTES. THE PROPERTY AND IMPROVEMENTS DESCRIBED AND DEPICTED ON THIS PLAT ARE SUBJECT TO THE PROVISIONS OF ORS 100.005 TO 100.625.

WILLAMETTE BUILDERS GROUP AT GRAND OAKS, LLC
 AN OREGON LIMITED LIABILITY COMPANY

BY: [Signature]
 BRENT E. KEYS
 MEMBER

ACKNOWLEDGMENT

STATE OF OREGON
 COUNTY OF Clackamas }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 13th, 2005, BY BRENT E. KEYS AS MEMBER OF WILLAMETTE BUILDERS GROUP AT GRAND OAKS, LLC, AN OREGON LIMITED LIABILITY COMPANY.

Theresa D. Lassise
 NOTARY SIGNATURE

Theresa D. Lassise
 NOTARY PUBLIC - OREGON

COMMISSION NUMBER 392463

MY COMMISSION EXPIRES May 4, 2009

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARIES OF AND TO CREATE "WEST OAKS CONDOMINIUMS". THE BASIS OF BEARINGS (S.87°59'54"E.) IS THE NORTH LINE OF PARCEL 5, PARTITION PLAT NO. 2000-32, BENTON COUNTY PLAT RECORDS.

I HELD ALL FOUND MONUMENTS ALONG THE NORTHERLY AND SOUTHERLY LINES OF PARCEL 5 AND THE WESTERLY RIGHT-OF-WAY LINE OF S.W. GRAND OAKS DRIVE TO ESTABLISH THE BOUNDARY OF PARCEL 5. MEASURED BEARINGS AND DISTANCES ARE THE SAME AS THE RECORD OF PARCEL 5 PER PARTITION PLAT NO. 2000-32. THE WESTERLY LINES ARE PER THE REQUIREMENTS OF THE DECLARANTS TO THIS PLAT.

NOTES AND RESTRICTIONS

- SEE NARRATIVE FOR BASIS OF BEARINGS AND BOUNDARY DETERMINATION.
- PATIOS AND BALCONIES ARE LIMITED COMMON ELEMENTS TO THE ADJOINING UNIT.
- SUBJECT TO THE DECLARATION SUBMITTING "WEST OAKS CONDOMINIUMS" TO CONDOMINIUM OWNERSHIP RECORDED IN DOCUMENT NO. 2005- 388830, BENTON COUNTY DEED RECORDS.
- BASIS OF ELEVATIONS : NGS BENCH V 714 (PID QE1575), A STAINLESS STEEL ROD IN A MONUMENT BOX AT THE SOUTHEAST CORNER OF HIGHWAY 20 AND 53RD STREET INTERSECTION.
 ELEVATION = 254.35', NAVD 88 DATUM. .

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 LAKE OSWEGO, OREGON 97035
 (503)635-3618 FAX (503)635-5395

SURVEYOR'S CERTIFICATE

I, GARY E. PAUL, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THE ANNEXED MAP OF "WEST OAKS CONDOMINIUMS", SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 5, T.12S., R.5W., W.M., CITY OF CORVALLIS, BENTON COUNTY, OREGON, AND AT THE INITIAL POINT OF SAID SURVEY I FOUND A 5/8-INCH IRON ROD WITH A YELLOW, PLASTIC CAP INSCRIBED "OTAK INC.", SAID POINT BEING THE NORTHEAST CORNER OF PARCEL 5, PARTITION PLAT NO. 2000-32, BENTON COUNTY PLAT RECORDS, AND ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF S.W. GRAND OAKS DRIVE. FROM SAID INITIAL POINT I TRACED THE WESTERLY RIGHT-OF-WAY LINE OF S.W. GRAND OAKS DRIVE ALONG THE FOLLOWING COURSES: SOUTHEASTERLY ALONG THE ARC OF A 226.00 FOOT RADIUS CURVE LEFT (THE RADIUS POINT OF WHICH BEARS N.53°01'38"E.) THROUGH A CENTRAL ANGLE OF 5°58'08", 23.54 FEET (CHORD BEARS S.39°57'26"E., 23.53 FEET); S.42°56'30"E., 74.46 FEET TO THE POINT OF CURVE RIGHT OF A 174.00 FOOT RADIUS CURVE; ALONG THE ARC OF SAID CURVE RIGHT THROUGH A CENTRAL ANGLE OF 45°00'00", 136.66 FEET (CHORD BEARS S.20°26'30"E., 133.17 FEET); AND S.02°03'30"W., 195.43 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 5; THENCE TRACING THE SOUTHERLY BOUNDARY OF SAID PARCEL 5 ALONG THE FOLLOWING COURSES: N.87°56'30"W., 98.29 FEET; N.02°03'30"E., 23.15 FEET; N.57°42'10"W., 69.81 FEET; S.32°17'52"W., 126.66 FEET TO A POINT OF NON-TANGENT CURVATURE; AND SOUTHWESTERLY ALONG THE ARC OF A 237.60 FOOT RADIUS CURVE LEFT (THE RADIUS POINT OF WHICH BEARS S.18°58'12"W.) THROUGH A CENTRAL ANGLE OF 51°59'10", 215.58 FEET (CHORD BEARS S.82°58'37"W., 208.26 FEET); THENCE LEAVING SAID SOUTHERLY BOUNDARY N.33°00'58"W., 30.40 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 268.00 FOOT RADIUS CURVE RIGHT (THE RADIUS POINT OF WHICH BEARS S.33°00'58"E.) THROUGH A CENTRAL ANGLE OF 34°48'20", 162.80 FEET (CHORD BEARS N.74°23'12"E., 160.31 FEET); THENCE N.03°18'46"E., 35.61 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 303.60 FOOT RADIUS CURVE RIGHT (THE RADIUS POINT OF WHICH BEARS S.01°58'06"W.) THROUGH A CENTRAL ANGLE OF 4°59'48", 26.48 FEET (CHORD BEARS S.85°32'00"E., 26.47 FEET); THENCE N.01°48'38"E., 77.42 FEET; THENCE N.87°56'30"W., 100.76 FEET TO THE POINT OF CURVE LEFT OF A 261.00 FOOT RADIUS CURVE; THENCE ALONG THE ARC OF SAID CURVE LEFT THROUGH A CENTRAL ANGLE OF 38°38'55", 176.06 FEET (CHORD BEARS S.72°44'02"W., 172.74 FEET); THENCE N.36°35'26"W., 40.00 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 301.00 FOOT RADIUS CURVE RIGHT (THE RADIUS POINT OF WHICH BEARS S.36°35'26"E.) THROUGH A CENTRAL ANGLE OF 38°38'55", 203.04 FEET (CHORD BEARS N.72°44'02"E., 199.21 FEET); THENCE S.87°56'30"E., 51.30 FEET; THENCE N.02°03'30"E., 35.50 FEET; THENCE N.87°56'30"W., 72.77 FEET; THENCE N.00°54'29"W., 211.64 FEET TO THE NORTHERLY LINE OF SAID PARCEL 5; THENCE S.87°59'54"E. ALONG SAID NORTHERLY LINE, 279.69 FEET TO THE INITIAL POINT.

[Signature]
 GARY E. PAUL
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2698

APPROVALS

APPROVED THIS 14th DAY OF July, 2005
 COUNTY SURVEYOR, BENTON COUNTY, OREGON

BY [Signature]

I HEREBY CERTIFY THAT PURSUANT TO O.R.S. CHAPTER 100, ALL AD VALOREM TAXES, FEES, AND OTHER CHARGES AS REQUIRED BY LAW TO BE PLACED ON THE 2005-2006 TAX ROLL, WHICH BECAME A LIEN OR WILL BECOME A LIEN ON THIS CONDOMINIUM DURING THIS TAX YEAR, BUT NOT YET CERTIFIED TO THE TAX COLLECTOR FOR COLLECTION, HAVE BEEN PAID TO ME THIS 11th DAY OF JULY, 2005.

DIRECTOR
 BENTON COUNTY DEPARTMENT OF ASSESSMENT

BY [Signature]

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLLS WHICH HAVE BECOME A LIEN ON THIS CONDOMINIUM THAT ARE NOW DUE AND PAYABLE HAVE BEEN PAID AS OF June 30, 2005.

DIRECTOR
 BENTON COUNTY DEPT. OF FINANCE, AUDITING, AND TAX COLLECTION

BY [Signature]

STATE OF OREGON }
 COUNTY OF BENTON }S.S.

I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT WAS RECEIVED AND DULY RECORDED BY ME IN THE BENTON COUNTY DEED RECORDS AS DOCUMENT NO. 2005-388829 ON THIS 18th DAY OF JULY, 2005 AT 11:03 O'CLOCK A.M.

BY [Signature]
 BENTON COUNTY CLERK
 Sr. Deputy Clerk

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
[Signature]
 OREGON
 JANUARY 17, 1895
 GARY E. PAUL
 2698

RENEWAL 12/31/2006
 THIS IS AN EXACT COPY OF THE ORIGINAL PLAT OF "WEST OAKS CONDOMINIUMS".
[Signature]
 P.L.S. NO. 2698